

ASSET DESCRIPTION

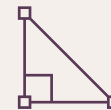
Overview



Setúbal Poçoilos is a prime land investment opportunity located in Setúbal, Portugal.

The asset comprises a 73,918 sqm plot with an approved PIP (Prior Information Request) and enhanced construction capacity of 0.5, permitting **25,820 sqm of development** across two warehouses (7,500 sqm + 18,320 sqm). The property offers dual-use zoning flexibility for **Industrial & Logistics and Retail purposes**, with retail occupancy capped at **30%** of GCA.

Strategically positioned within Setúbal's urban core and consolidated retail district, the site benefits from **immediate proximity to the A12/A2 motorway** junction (just 100 meters), ensuring seamless connectivity to Lisbon and Portugal's national motorway network. The location provides direct access to established retail infrastructure and services serving the broader metropolitan population.



GCA
25 820 m²



Potential Use
Logistics Retail



Accesses
A12/A2



The icon redirects to the Google Maps location

